132.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,287,000 / 1,287,000
					USE VALUE:	1,287,000 / 1,287,000
					ASSESSED:	1,287,000 / 1,287,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NGUYEN GIANG
Owner 2:	HEALY SEAN P
Owner 3:	
Street 1:	110 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRISON DARCEY R -
Owner 2:	-
Street 1:	110 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 3818 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7786.000	815,800	600	470,600	1,287,000
Total Card	0.179	815,800	600	470,600	1,287,000
Total Parcel	0.179	815,800	600	470,600	1,287,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.07 /Parcel: 337.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 418072

GIS Ref

GIS Ref

Insp Date 04/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	815,800	600	7,786.	470,600	1,287,000		Year end	12/23/2021
2021	101	FV	791,000	600	7,786.	470,600	1,262,200		Year End Roll	12/10/2020
2020	101	FV	791,000	600	7,786.	470,600	1,262,200	1,262,200	Year End Roll	12/18/2019
2019	101	FV	615,100	600	7,786.	496,700	1,112,400	1,112,400	Year End Roll	1/3/2019
2018	101	FV	508,700	600	7,786.	366,000	875,300	875,300	Year End Roll	12/20/2017

!16401!

PRINT

Date	Time
12/30/21	22:26:09

LAST REV

Date	Time
04/15/20	08:27:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON DARCEY	74299-498	1	3/17/2020		1,474,000	No	No		
108 IRVING STRE	69876-138		9/1/2017		1,224,500	No	No		
CANDELAS ALEXAN	67447-56		6/17/2016		900,000	No	No		
CANDELAS ALEXAN	63557-543		5/1/2014	Convenience	1	No	No		
GREENBLATT RICH	42220-459		3/12/2004		591,500	No	No		
SATTERFIELD VIR	28970-366		8/14/1998		326,000	No	No	Y	

USER DEFINED

Prior Id # 1:	84839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	119	New Buil	353,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	BS	Barbara S
5/9/2017	Measured	DGM	D Mann
5/4/2017	Permit Visit	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7786		Sq. Ft.	Site		0	90.	0.67	10			Ledge	-20					470,578						470,600	

Total AC/HA:	0.17874	Total SF/SM:	7786	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,578	Spl Credit		Total:	470,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TOUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.92499506
Const Adj.:	0.99989998
Adj $ / SQ:	120.237
Other Features:	117338
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	825723
Depreciation:	9909
Depreciated Total:	815815

COMMENTS

Subdivision from 108 Irving deed-68802/503.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

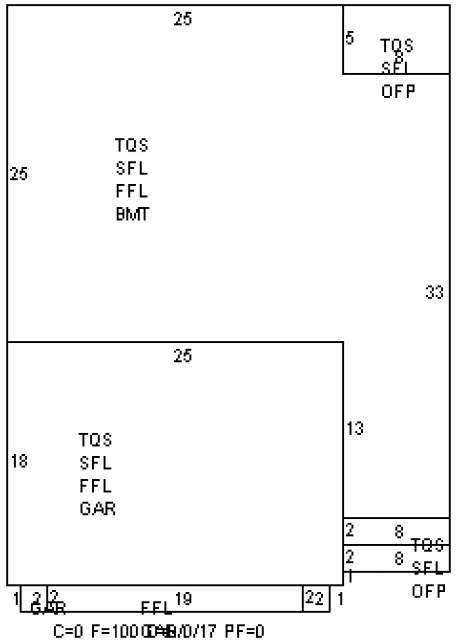
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.92
Special Features:	0	Val/Su Net:	155.24
Final Total:	815800	Val/Su SzAd	213.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,395	120.240	167,731
FFL	First Floor	1,377	120.240	165,567
TQS	3/4 Story	1,046	120.240	125,798
BMT	Basement	889	36.070	32,067
GAR	Garage	492	20.080	9,879
OFP	Open Porch	56	44.000	2,464

	Net Sketched Area:	5,255	Total:	503,506	
Size Ad	3818.25	Gross Area	5604	FinArea	3818

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	1970	3.74	T	39.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600